



Amended Conditions of Approval

Amendment of Conditions Case Number WAC23-0003

For Special Use Permit Case Number WSUP21-0001

The project approved under Amendment of Conditions Case Number WAC23-0003 for Special Use Permit Case Number WSUP21-0001 shall be carried out in accordance with the Amended Conditions of Approval granted by the Planning Commission on May 3, 2023, as well as the original conditions of approval granted by the Planning Commission on May 4, 2021. To the extent these Amended Conditions of Approval conflict with any conditions granted on May 4, 2021, these Amended Conditions of Approval shall prevail. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the amendment of conditions approval (Case Number WAC23-0003) regarding the Special Use Permit Case Number WSUP21-0001 shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the amended conditions of approval (WAC23-0001) related to the Special Use Permit Case Number WSUP21-0001 is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the amended conditions imposed regarding the approved Special Use Permit Case Number WSUP21-0001 may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the amended conditions of approval related to this Special Use Permit Case Number WSUP21-0001 should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “Conditions of Approval” are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the project or business.

THE FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact Name – Julee Olander, Planner, 775.328.3627, jolander@washoecounty.gov

- a. **The applicant shall attach a copy of the action orders approving this project for WAC23-0003 AND WSUP21-0001 to all permits and applications (including building permits) applied for as part of this approval.**
- b. The applicant shall also meet all conditions of approval previously approved on May 4, 2021, by Special Use Permit Case Number WSUP21-0001.
- c. The applicant may increase the battery storage from 84 megawatts to 120 megawatts.

Truckee Meadows Fire Protection District

2. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions.

Contact Name – Dale Way / Brittany Lemon, dway@tmfpd.us / blemon@tmfpd.us

- a. The applicant will provide a vegetation management plan in compliance with the 2018 IWUIC Appendix B with the building permit.

*** End of Amended Conditions ***